Architectural Review
and Historic Preservation Board
Agenda Report Meeting Date 09/06/2017

DATE: August 28, 2017

File: AR 17-37

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: Nine Star Cedar Street Apartments, 1005 W. 6th Street; APN 004-206-005
New multi-family housing development

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-37 (Nine Star Cedar Street Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a 6-unit multi-family housing development on a 9,300 square foot on the southwest corner of Cedar Street and West 6th Street (see **Attachment A,** Location Map). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, and located in the CC (Community Commercial) zoning district. At its May 7, 2017 meeting, the zoning administrator approved a use permit (UP 17-07) authorizing ground floor residential occupancy in the CC zoning district.

The proposal includes a new three-story building oriented to front W. 6th Street with tuck-under parking, parking lot shade trees, trash enclosure and surrounding landscaping (see **Attachment B**, Overall Site Plan and **Attachment C**, Project Description). The site is currently developed with a single-family home that has been converted to office space that will be demolished. The proposed site plan illustrates the front of the building placed close to W. 6th Street, with sidewalk leading to each of the unit's front doors. Each unit would feature a second story porch balcony and a two-car garage located on the first floor.

The building's exterior would feature stucco surfaces with sand finish. The top half of the building would be beige (Kelly Moore "Greystone") and the bottom half would be medium grey (Benjamin Moore "Sparrow") (see **Attachment D**, Color Board). The front and rear elevations feature a saw tooth roofline with composite shingles, accented with board and batten siding in grey. The southeast and northwest elevations feature a cantilevered mass with lap siding in grey, and gable roof to match the front and rear rooflines. Shed roofs, supported by vernacular-style wood columns, cover second floor balconies on the front (northwest) elevation. The balconies, supported by the same style columns, create covered entry porches below, six feet in depth. Decorative wall pack lights are proposed over each

garage door and can-lights are proposed in the ceilings of the front porches (see **Attachment E**, Elevations and **Attachment F**, Lighting Specifications). Wide window trims featured on all windows would be painted grey. A concrete masonry trash enclosure with grey stucco finish and ribbed metal doors is proposed at the southwest corner of the site.

New landscaping is proposed around the perimeter of the site that includes accent trees (crepe myrtle and rocky mountain glow maple), shrubs and vines. Four autumn purple ash trees would provide parking lot shading that is estimated to reach 53 percent at tree maturity (see **Attachment G**, Landscape Plans). A single California black oak is proposed within the park-strip along Cedar Street. A 6-foot high cedar fence would be located along the west and southwest property lines. The landscaping plan indicates five ailanthus trees to be removed from the site.

Indoor bicycle storage is proposed within the garage of each unit and guest bicycle parking would be located on the northeast street corner (see **Attachment H**, Bike Rack Specifications). Ground-mounted A/C condenser units would be located on the southwest side of the site, screened from view by the 6-foot high cedar fence.

DISCUSSION

The proposal efficiently utilizes the site by arranging the building in a vertical fashion, placing required parking inside ground-level garages and living spaces above. A pedestrian-friendly streetscape is emphasized by use of balconies and covered entry porches along the front elevation. Cantilevered masses on the north and south elevations reduce a flat appearance, as do the balconies and front porches along the front elevation.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). The placement of the building on the site is consistent with policies that encourage orientating multi-family housing developments and front entries to the street (DG 4.1.13 and 4.1.35). Ground-floor entries and second-story porches help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The saw-tooth roof style creates and interesting roof line while avoiding monotony (DG 4.1.15).

The parking area is located to the side of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

Parking

Reduction of a single guest parking space is proposed pursuant to Chico Municipal Code (CMC) section 19.70.050.A (see **Attachment I**, Parking Reduction Request). A reduction in off-street parking may be approved by the Board subject to making certain additional findings as outlined below. The project includes ten off-street parking spaces and the code typically requires one guest parking space for every five residential units. In this case, staff supports the slight reduction of off-street parking based on the site's proximity to CSUC and anticipated student tenant population. On-street parking supplies are not overburdened in the immediate area, and the site is served by a bus transit route (Route 9). The project includes private, secure bicycle parking to encourage alternate means of transportation. The additional findings required to approve a reduction in off-street parking are provided below.

The proposed plan meets all applicable setbacks and landscaping requirements, and will occupy a long-blighted property on W. 6th Street. Staff supports the proposal.

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

   The proposal is consistent with several General Plan policies. The three-story design is nearly identical to the development across the street, achieving compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The project also includes low-water use landscaping that will soften the structure consistent with SUS-4.2. The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The building design and scale would be compatible with the existing neighborhood, consistent with DGs 1.2.11 and 1.2.13. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the individual unit entries with second-story porches would create a sense of focus and place (DG 1.2.2) and would enliven the streetscape (DG 4.1.24). The saw-tooth roof design enhances the overall aesthetics, avoiding a monotonous roofline (DG 3.2.24 and 3.2.25)

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

   The design, material selection and color pallet of the proposed structure are visually compatible with the surrounding residential development. Wall-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). Bicycle parking facilities are located within private garages and close to the buildings entrance, consistent with DG 3.1.34. The parking lot features appropriate lighting that

would not unnecessary glare impacts on residents or neighboring properties (DG 4.1.44).

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

   The project configuration would not result in incompatibilities with existing nearby and adjacent residential and commercial uses. The building's placement along the street frontage is consistent with the residential development across the street. The structures overall height will not unnecessarily block views or dominate its surroundings.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

   The proposed landscaping will provide visual relief around the site perimeter, softening the building's proximity to West 6th Street, and will provide adequate parking lot shading. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project.

Parking Reduction

According to Chico Municipal Code Section 19.70.050, the Board may approve a reduction in the minimum number of off-street parking spaces for a project based upon making the following findings:

1. *The project meets one of the following:*
   a. *The site is zoned RMU or has a –COS overlay zone;*
   b. *The site is located within an area of mixed-use development;*
   c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
   d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*

   The project includes 10 off-street parking spaces and the code typically requires one guest parking space for every five residential units (one required). A reduction of one guest parking space is requested. The proposed project is located within the -COS overlay zoning district and in an area of mixed-use development consisting of a wide variety of commercial and service uses, and is near the CSUC campus. In addition, the site is served by a bus transit route.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

   The proposed project is located in an area where street parking is typically underutilized. Guest parking is available on both Cedar Street and West 6th Street.

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-37 (Nine Star Cedar Street Apartments). No building permits related to this approval shall be finaled without authorization of planning staff.

2. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.

3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.

4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Overall Site Plan
C. Project Description
D. Color Board
E. Elevations
F. Lighting Specifications
G. Landscape Plan
H. Bike Rack Specifications
I. Parking Reduction Request

DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Files: AR 17-37

External (2)
Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926
Nine Star Properties, LLC, 655 Coyote Way, Chico, CA 95928 (matt@agrielectric.com)

PROJECT SPECIFICATIONS:

1005 W. 6th St.
APN: 004-206-005
GENERAL PLAN: CMU
ZONE: CC

SETBACKS:

FRONT:	0'-0"
SIDES:	0'-0"
REAR:	0'-0"

PARKING:

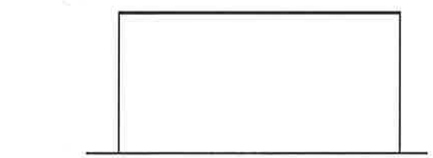
PARKING REQ'D:	RESIDENTIAL (2 SPACES PER UNIT)
	(5) UNITS x (2) SPACES PER UNIT = 10 SPACES REQ.
PARKING PROVIDED:	10 SPACES
BICYCLE SPACES REQ'D:	10% OF VEHICLE SPACES REQ'D. = 1 SPACE
BICYCLE SPACES PROVIDED:	(2) SPACES

LANDSCAPE:

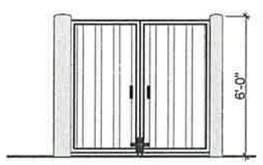
MIN. SITE LANDSCAPE:	5% MIN.
LANDSCAPE PROVIDED:	36.5%

LOT COVERAGE:

MAXIMUM LOT COVERAGE:	95% MAX.
ACTUAL LOT COVERAGE:	34.1%



ELEVATION VIEW (FROM SIDE)
NOT TO SCALE



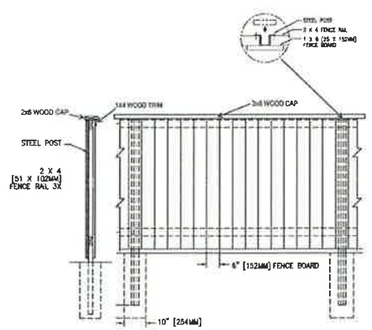
ELEVATION VIEW (FROM FRONT)
NOT TO SCALE

TRASH ENCLOSURE LEGEND:

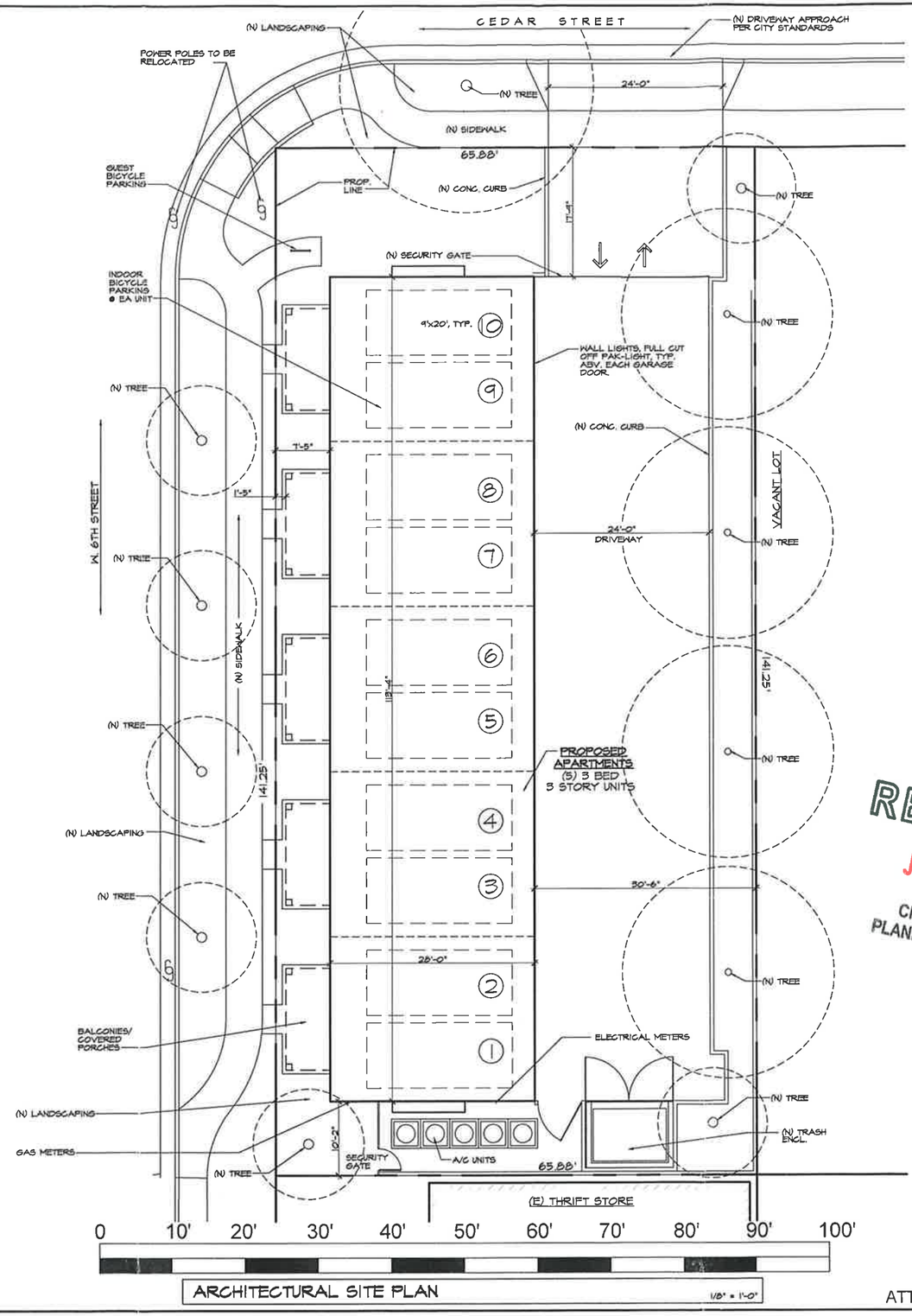
CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.

RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.

SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)



FENCE DETAIL
NOT TO SCALE



RECEIVED
JUL 27 2017
CITY OF CHICO
PLANNING SERVICES

Revision	Date	By
1	6-23-16	CS

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
Email: gregpeitz@sbcglobal.net

5-PLEX (3-BEDROOM UNITS)
FOR NINE STAR PROPERTIES
AT: 1005 W. 6th ST.
CHICO, CALIFORNIA – APN: 004-206-005

LICENSED ARCHITECT GREGORY A. PEITZ No. C21283 REN. 7/19 STATE OF CALIFORNIA

NINE STAR PROPERTIES 5-PLEX

Date APRIL 2016
Scale
Drawn
Job 17-2296
Sheet ARB-1
Of Sheets

ATTACHMENT ' '

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Attachment B

GREGORY A. PEITZ
ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

Sept. 14, 2017

SUBJECT: NINE STAR PROPERTIES APARTMENTS
ARHPB PROJECT DESCRIPTION

The Nine Star Apartments is a five unit student oriented apartment building of three story townhouses.

Each apartment has an individual covered front porch facing Sixth Street which reflects a family row house type of identity and a pleasant and inviting front entrance. (DG 4.1.13, 4.1.35)

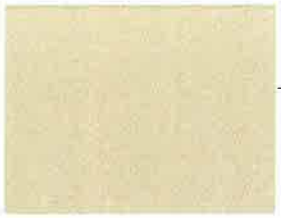
Car parking is provided with a two car garage for each unit which are all accessed from the rear of the building. This allows the cars and garages to not be the main visual element from the street. (DG 4.1.12, 1.1.14)

Two colors of stucco, lap siding and board and batt siding are used to provide variation in the exterior textures and colors. The roof line is broken into individual gables for each unit to provide a more interesting geometry than one large continuous mass (DG 4.1.15, 4.2.31)

Each unit having its own garage as well as a front porch which connects directly to the on-street parking and public sidewalks makes each unit pedestrian freindly and easily accessible both for the tenants and their guest. (DG 4.1.52, 4.1.35, 4.1.12)

Attachment C

NINE STAR PROPERTIES
5-PLEX BUILDING



UPPER STUCCO AND POSTS-
'KELLY MOORE' - 230 GRAYSTONE

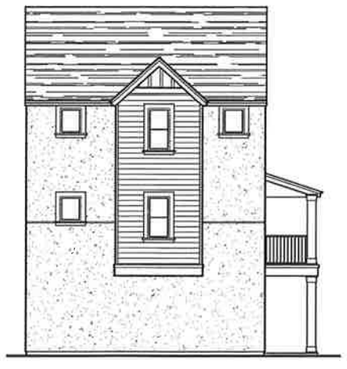
LOWER STUCCO, TRIM AND SIDING-
'BENJAMIN MOORE' - AF-720 SPARROW

DOORS, LIGHTS, TRIM AND SCREED-
'KELLY MOORE' - KM3824-5 CARBON COPY

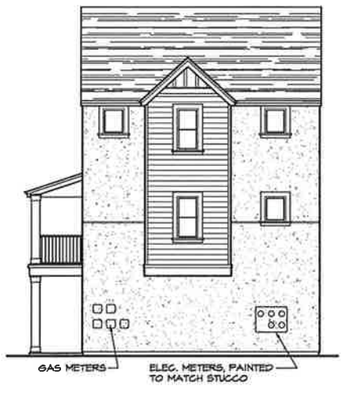
ROOFING -
COMPOSITION SHINGLES -
'PABCO ROOFING'
ANTIQUE BLACK

Attachment D

NORTHWEST ELEVATION 1/4" = 1'-0"



NORTHEAST ELEVATION 1/4" = 1'-0"



SOUTHWEST ELEVATION 1/4" = 1'-0"

SOUTHEAST ELEVATION 1/4" = 1'-0"

ATTACHMENT ' '

Revision	Date	By

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

FIVE-PLEX (THREE BEDROOM UNITS)
NINE STAR PROPERTIES
AT: 1005 W. 6th ST.
CHICO, CALIFORNIA - APN: 004-206-005

LICENSED ARCHITECT GREGORY A. PEITZ No. C21283 REN. 7/19 STATE OF CALIFORNIA

NINE STAR PROPERTIES 5-PLEX

Date
Scale
Drawn
Job 17-2296

Sheet ARB-5
of Sheets

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Attachment E

SIDE ELEVATIONS

SOUTH-EAST ELEVATION

NORTH-WEST ELEVATION

GREGORY A. PEITZ
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5-PLEX (3-BEDROOM UNITS)
FOR: NINE STAR PROPERTIES
AT: 1005 W. 6th ST.
CHICO, CALIFORNIA - APN: 004-206-005

LICENSED ARCHITECT
GREGORY A. PEITZ
No. C21283
REN. 7/19
STATE OF CALIFORNIA

NINE STAR PROPERTIES 5-PLEX

Date JUNE 2017
Scale
Drawn
Job 17-2296
Sheet ARB-6
Of Sheets

Attachment E

GEOPAK SERIES SIZE 1 LED

Architectural Wallpack

TRP1/RDI1/QSP1

NEW

Cat.# RDI1-12L-30-4K7-III-1-DB-SCP

Job: Nine Star Properties

Type: Wall Pack

HUBBELL Outdoor Lighting

Approvals: Architectural Review Board

SPECIFICATIONS

APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (U0), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

Battery Backup:

- Intergral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard.

Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org

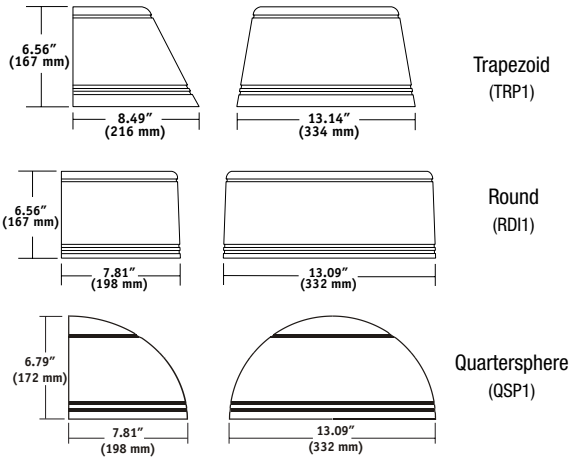
Warranty:

- For more information visit:

http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS



SHIPPING INFORMATION

Catalog Number	Weight (lbs)	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
TRP1	11.5	17.0	9.9	10.0
RDI1	11.5	18.0	11.0	9.25
QSP1	10.5	17.0	9.6	10.5

CERTIFICATIONS/LISTINGS

C SA US

*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

RDI1 - 12L - 30 - 4K7 - III - U - DB - SCP -

HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP1 Trapezoid	**12L** 12 LEDS	**15** 15 watts	**3K7** 3000K, 70CRI	**2** Type II	**U** 120-277	**BL** Black	**PCU** Button Photocell	**F**[4] Fusing (only available with STD fixture configuration, 120-277V only)
RDI1 Radius		**20** 20 watts	**4K7** 4000K, 70CRI	**3** Type III	**1** 120	**DB** Bronze	**SCP**[2,3] Programmable Motion Sensor	**E**[1] Battery Pack (0˚C)
QSP1 Quartersphere		**30** 30 watts	**5K7** 5000K, 70CRI	**4** Type IV	**2** 208	**GR** Gray	**SPECIFY SCP HEIGHT**	**EH**[1] Battery Pack (-30˚C) with heater
					3 240	**PS** Platinum	**8F** Up to 8ft mount height	
					4 277	**WH** White	**20F** Up to 20ft mount height	
						CC Custom		

[1] Voltage specific (120 or 277V only)
[2] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
[3] PCU option not applicable, included in sensor
[4] Must specify input voltage (120, 208, 240 or 277)

Attachment F

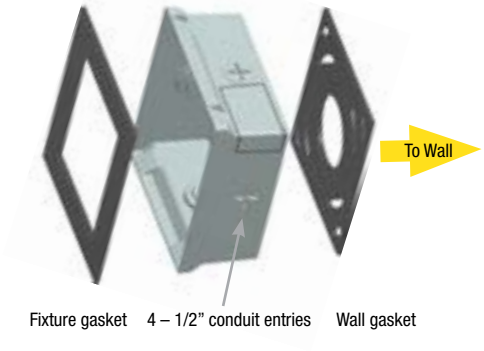
ACCESSORIES - Order separately

Catalog Number	Description
SCP-REMOTE[2]	Remote control for SCP option. Order at least one per project to program and control.
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

[2] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only

BB-GEO-XX – Mounted to luminaire

BB-GEO-XX



PERFORMANCE DATA (AC/Standard Configurations)

				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
12	350mA	13.9	2	1635	118	1	1	1	1577	113	1	1	1	1497	108	1	1	1
			3	1613	116	1	0	1	1556	112	1	0	1	1477	106	1	0	1
			4	1607	116	0	0	1	1550	111	0	0	1	1471	106	0	0	1
	500mA	19.9	2	2268	114	1	1	1	2176	109	1	1	1	2077	104	1	1	1
			3	2245	113	1	0	1	2140	108	1	0	1	2049	103	1	0	1
			4	2229	112	0	0	1	2150	108	0	0	1	2041	103	0	0	1
	700mA	28.2	2	2942	104	1	1	1	2885	102	1	1	2	2721	96	1	1	1
			3	2912	103	1	0	1	2836	101	1	0	1	2685	95	1	0	1
			4	2892	103	1	0	1	2789	99	1	0	1	2674	95	1	0	1

Electrical Data

Input Power Consumption

Drive Current (mA)	Input Voltage (V)	System Power (w)	Current (Amps)
350mA	120	13.9	0.12
	277		0.05
500mA	120	19.9	0.17
	277		0.07
700mA	120	28.2	0.24
	277		0.10

Battery backup units consume additional power during charging (maximum 32.2 watts for E, 50.7 watts for EH)

Projected Lumen Maintenance

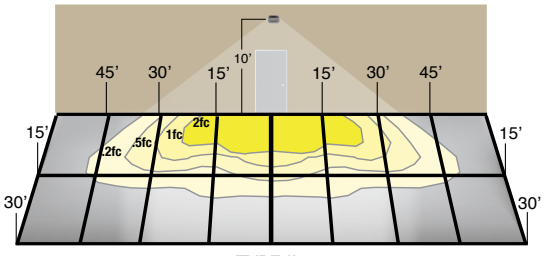
Ambient Temp.	Operating Hours 0	25,000	50,000	TM-21-11[1] 60,000	100,000	L70 (hours)
25°C/77°F	1.00	0.98	0.97	0.95	0.91	>345,000
40°C/104°F	1.00	0.96	0.95	0.92	0.87	>268,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PHOTOMETRIC REPORTS



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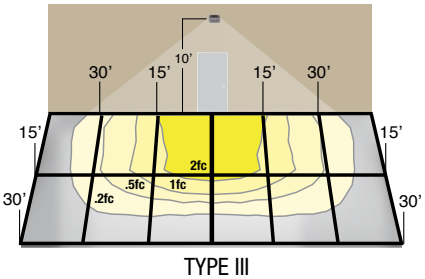

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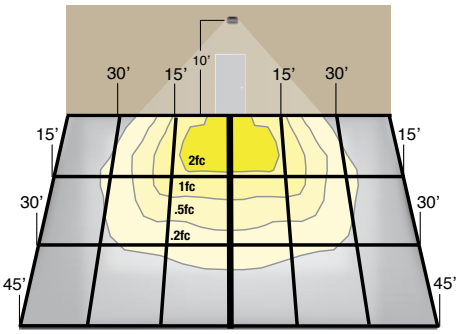
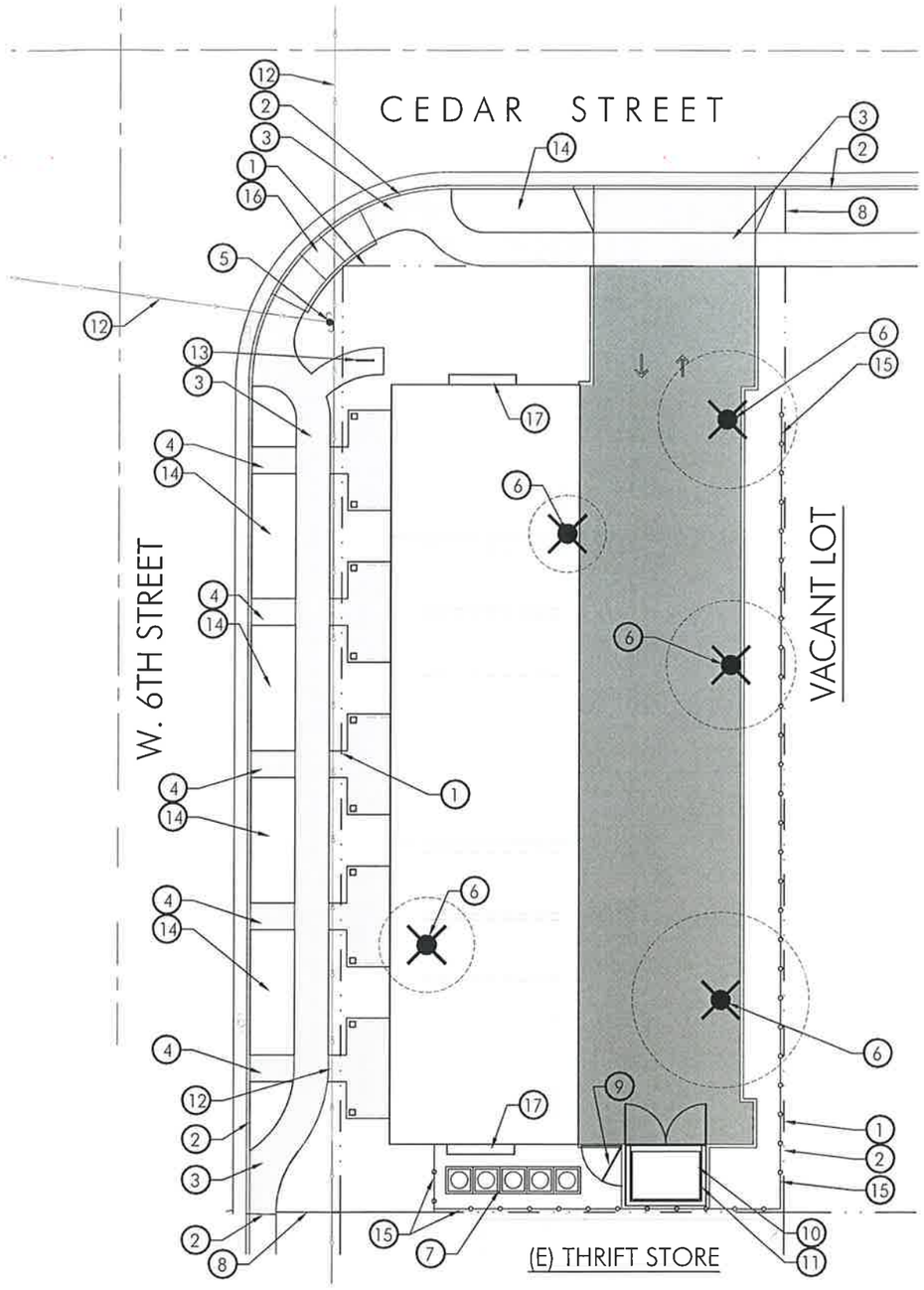


TYPE IV (Forward throw)

Attachment F



SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY.

BARK MULCH

A UNIFORM 3" MINIMUM LAYER OF WALK-ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

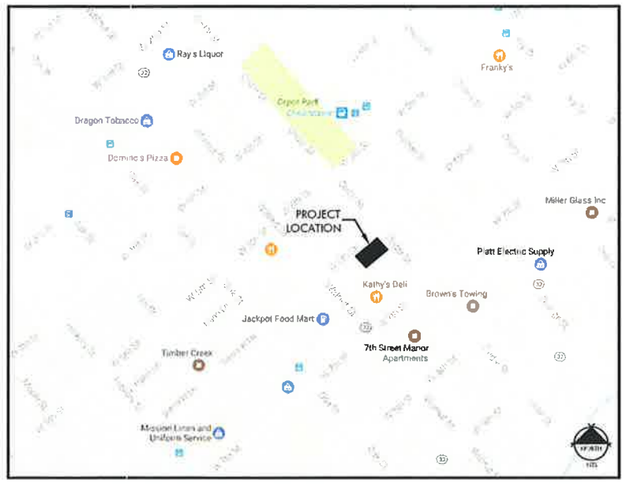
LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (3,188 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 62,920 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 79,280 GALLONS PER YEAR.

EXISTING TREES

ALL TREES ON SITE TO BE REMOVED ARE AILANTHUS (TREE OF HEAVEN) AND ARE NOT SUBJECT TO MITIGATION REQUIREMENTS AS PER 16.66.050, ITEM "L"OF THE CHICO MUNICIPAL CODE

VICINITY MAP



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	CITY SIDEWALK, BY OTHERS
4	CONCRETE WALKWAY
5	EXISTING POWER POLE
6	EXISTING AILANTHUS TREES TO BE REMOVED (CANOPY DRIPLINE)
7	HVAC LOCATION
8	STEEL HEADER
9	LOCKING GATE. BY OTHERS.
10	TRASH ENCLOSURE. SEE ARCHITECTS PLANS.
11	VINE TRAINED TO TRASH ENCLOSURE WALLS
12	OVERHEAD LINES
13	GUEST BICYCLE PARKING (INVERTED 'U' STYLE, 2 BIKE CAPACITY). TENANT BIKE PARKING TO BE PROVIDED INDOORS.
14	CITY STREET TREE. INSTALL WITH ROOT BARRIERS PER CITY STANDARDS
15	6 FOOT HIGH CEDAR FENCE WITH CAP
16	ADA ACCESS. BY OTHERS.
17	UTILITIES. BY OTHERS.

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			2,732 SF	
SHADE AREA PROVIDED				
AUTUMN PURPLE ASH				
F FULL	706 SF	0	0	0
TQ THREE QUARTER	529 SF	0	0	0
H HALF	353 SF	4	1,412 SF	51%
Q QUARTER	176 SF	0	0	0
CRAPE MYRTLE				
F FULL	176 SF	0	0	0
TQ THREE QUARTER	132 SF	0	0	0
H HALF	88 SF	0	0	0
Q QUARTER	44 SF	1	44 SF	1%
TOTAL SHADE AREA PROVIDED			1,456 SF	53%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	2,732 SF	
PARKING LOT LANDSCAPE	206 SF	7%

APARTMENTS AT 6TH STREET AND CEDAR

ATTACHMENT: "__"

PRELIMINARY LANDSCAPE PLAN

Prepared for:

NINE STAR PROPERTIES
655 COYOTE WAY
CHICO CA 95928

SOLAR INFLUENCE

SCALE: 1"= 10'-0"

NORTH

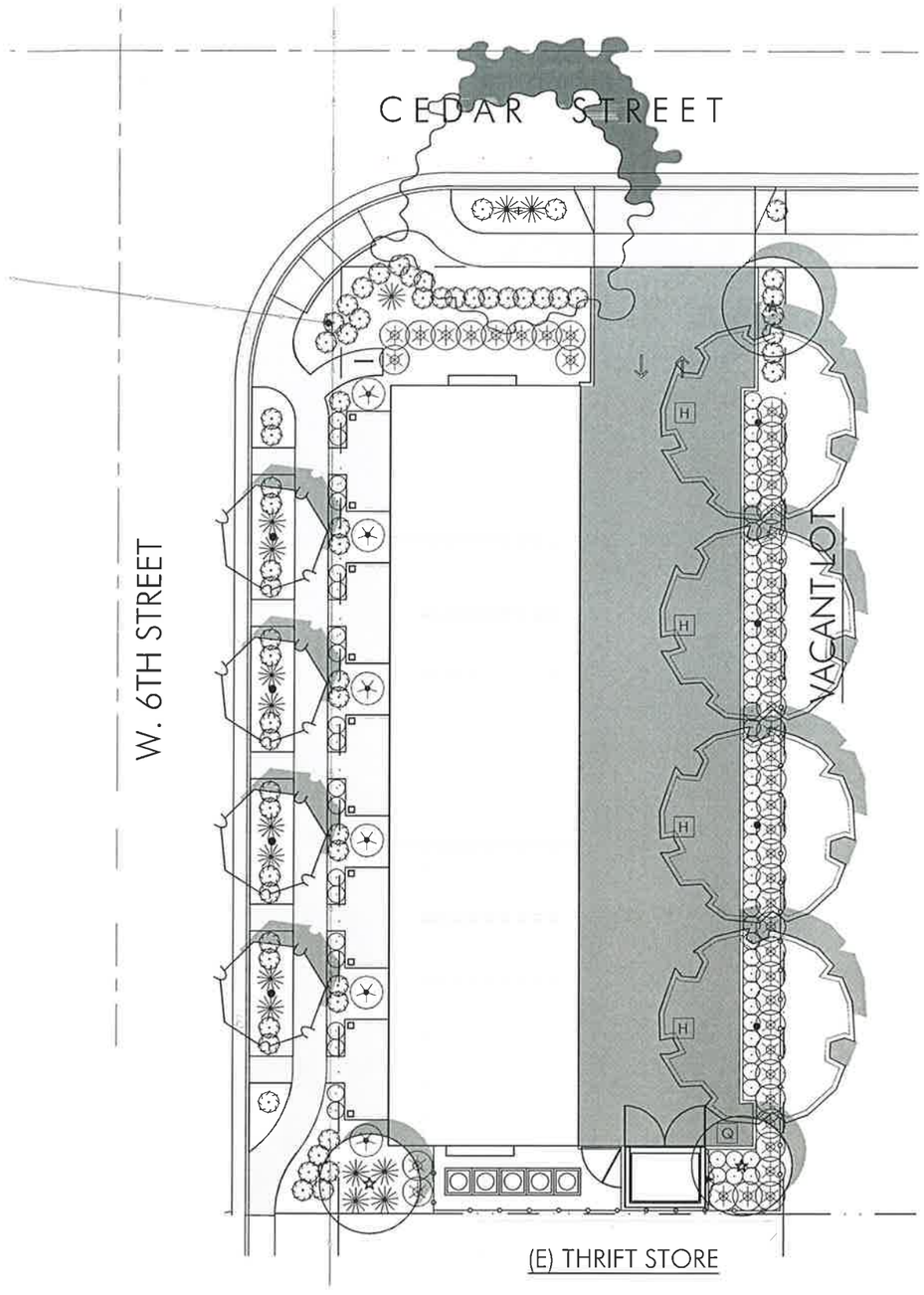
DESIGN NORTH

Prepared by:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130 www.BFLAdesign.com

DATE: JUNE 20, 2017
PROJECT NUMBER: 2009
DRAWN: JBB

Attachment G



SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	LOROPETALUM CHINENSE 'MONRAZ' RAZZLEBERRI® FRINGE FLOWER	4'-5'	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	4'	5 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL
	ROSA X 'NOARE' P.P.# 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	3'	1 GAL
VINES		SPACING	
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII' BOSTON IVY	-	1 GAL.

TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ACER GRANDIDENTATUM 'SCHMIDT' ROCKY MOUNTAIN GLOW MAPLE (APPROPRIATE FOR USE BENEATH POWER LINES)	15'	15 GAL
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	20'	15 GAL
	QUERCUS KELLOGGII CALIFORNIA BLACK OAK	45'	15 GAL
	FRAXIUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	35'	15 GAL

APARTMENTS AT 6TH STREET AND CEDAR

ATTACHMENT: "__"

PRELIMINARY LANDSCAPE PLAN

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SOLAR INFLUENCE

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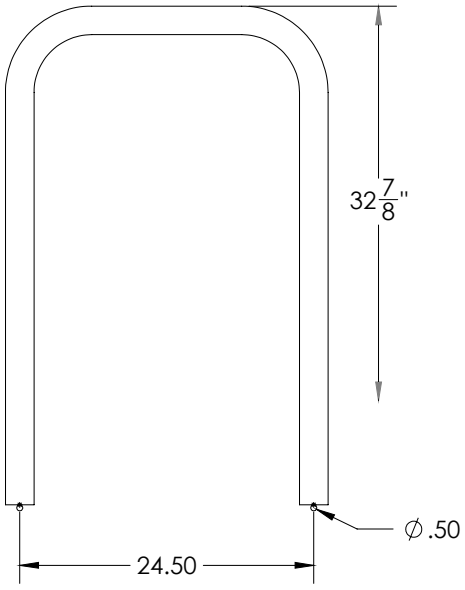
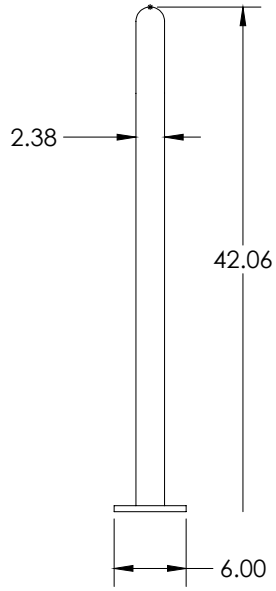
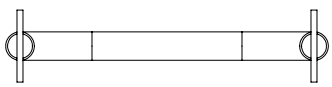
Attachment G

HOOP RUNNER - HR200

2 Bike Below Ground Mount - Specs







MATERIALS

HSS 2.375 " round steel tubing

Two 1/2" x 6" anchor rods

FINISH

Galvanized

Galvanized to ASTM A123 / A123M - 12

Black Powder Coat

Final Coat– Polyester based Powder Coating – this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING

Below Ground

Suggested concrete:

3000 PSI mix min.

SPACE USE

Wall Setbacks

For racks parallel to a wall

Minimum: 24"

For racks perpendicular to a wall

Minimum: 34"

Distance Between Racks

Minimum: 24"

Street Setbacks

For racks parallel to the street:

Minimum: 24"

*These are our suggested minimal clearances.

Attachment H

GREGORY A. PEITZ
ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

Sept. 14, 2017

SUBJECT: NINE STAR PROPERTIES APARTMENTS
ARHPB PROJECT DESCRIPTION

The Nine Star Apartments is a five unit student oriented apartment building of three story townhouses.

Each apartment has an individual covered front porch facing Sixth Street which reflects a family row house type of identity and a pleasant and inviting front entrance. (DG 4.1.13, 4.1.35)

Car parking is provided with a two car garage for each unit which are all accessed from the rear of the building. This allows the cars and garages to not be the main visual element from the street. (DG 4.1.12, 1.1.14)

Two colors of stucco, lap siding and board and batt siding are used to provide variation in the exterior textures and colors. The roof line is broken into individual gables for each unit to provide a more interesting geometry than one large continuous mass (DG 4.1.15, 4.2.31)

Each unit having its own garage as well as a front porch which connects directly to the on-street parking and public sidewalks makes each unit pedestrian freindly and easily accessible both for the tenants and their guest. (DG 4.1.52, 4.1.35, 4.1.12)

Attachment I